

## Steve McShane

**Candidate for:** Salinas City Council – District 3

**Email:**

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**Occupation:** President & CEO, Salinas Valley Chamber of Commerce

**Years in the Area:** 23

**Education:** Masters in Agribusiness Administration - Santa Clara University, B.S. in Soil Science - Cal Poly, San Luis Obispo

### HOUSING POLICY

#### **What is your position on affordable housing? Please be specific with regards to policies you support or oppose**

Affordable housing needs to be available at several income levels. The end goal is not just affordable housing, but socio-economic mobility. That's why addressing affordable housing needs to go hand in hand with addressing job creation / retention and regularly implemented fair collective study of wages. During my time in office, we have built more than 1,000 new housing units, more than 400 of which are considered affordable. I have been an outspoken advocate for affordable housing at many levels including the unsheltered, H2A, workforce housing and more.

#### **Do you support modifying city policies or regulations to make it easier and cheaper to build housing? If so, what specific policy changes do you support?**

Yes. I support incentives for building up, infill and linking workforce housing to major employers. I have been a proponent of infill and development of our downtown district and seen some good success.

#### **Do you support requiring that "inclusionary housing" units be made permanently affordable, even upon resale? If not, please explain.**

Yes, although I think this is an issue that should be revisited every few years to see if it disincentivizes additional units being built. The end goal is increasing affordable housing and we need to measure the efficacy of policies to that end, even if they are \*supposedly\* supporting that goal.

#### **Do you support requiring developers of hospitality, commercial and industrial projects that significantly increase demand for already scarce housing resources to pay housing impact fees to finance workforce housing or to build such housing themselves?**

Sure. I'd prefer to incentivize rather than mandate – again, the positive seems to have a longer-term impact on increasing affordable housing.

**How should local governments finance affordable housing?**

I have brought up and promoted a Salinas Housing Finance Agency which may have some potential. I also advocate for public-private partnerships a ideal as an ideal way to bring big employers to the table and keep city planning and spending accountable.

**Throughout Monterey County, local governments have approved ~21,000 single family homes that haven't been built, and another ~13,000 are proposed. The median home price in Monterey County is ~\$850,000. Do you support adding more single family homes to the unbuilt pipeline or zoning for more affordable apartments, condominiums, and townhouses?**

I support zoning for apartments, condos, and townhouses, especially as we work to transform downtown Salinas.

**What other housing policies do you support or oppose?**

I'm a big fan and have supported ADUs by supporting the city's Public Works' department streamlining of the ADU permitting process.

**WATER POLICY**

**What specific proposals do you support to ensure your community can meet its water demands without increasing the overdraft of the County's groundwater aquifers or violating the SWRCB's Cease and Desist Order regarding taking water from the Carmel River?**

As the impact of the Carmel River cease and desist order start to affect Peninsula businesses and residents, policy makers will continue to look to the Salinas Valley. As Monterey One Water negotiates water agreements for the city's wastewater, the City of Salinas needs to negotiate for more representation for Salinas and a heavier weighted vote for the city. The city can also partner with Pure Water Monterey to request an exemption to Ag Order 4.0 to ensure water from the Blanco Drain can continue to flow to the water recycling plant. With seawater intrusion threatening the city's drinking water and drought affecting agricultural production and wash water, it is vital to maintain a balance of needs to ensure water sustainability.

**For Peninsula Candidates:**

**Do you support expansion of Pure Water Monterey as an alternative to building the desalination plant approved by the CPUC in 2018 but now stalled before the Coastal Commission? Why or why not? On what estimate of water demand is your position based, the estimate made by MPWMD or by Cal-Am? If you support the Cal-Am desalination project, how large should it be? Who should pay for the excess capacity from the desalination project until demand materializes for its water, Cal-Am shareholders, business ratepayers, or residential ratepayers?**

*No response from candidate.*

### **GROWTH POLICIES**

**Do you support the creation of “urban growth boundaries” or expansion of the existing boundary as a way to prevent urban sprawl, and to insure that future growth is compact, efficient, and protective of the environment? If not, what measures would you support to prevent urban sprawl? If yes, will you sponsor an urban growth boundary in the upcoming year, and make it one of your top three priorities?**

Yes. Preventing urban sprawl is a way to support agriculture & the environment. Our City has boundaries now and every effort should be maintained to prevent sprawl. Our Future Growth Area will be a model for such policies.

**Poorly planned, non-infill commercial developments and hotels create more trips and additional vehicle miles traveled on already overcrowded roads and highways. Both residents and visitors pay the price of delay and increased pollution. What specific traffic congestion relief solutions do you support?**

Traffic congestion is bad for quality of life, for greenhouse gas emissions, and leaves a big impact on our environment. After serving on our Air District Board for a decade and as a founding board member and current Chair of Central Coast Community Energy, I am a huge proponent of alternative transportation. I brought roundabouts to our City and have worked hard to secure the rail service connecting us to San Jose and San Francisco. I also worked on the "road diet" on West Alisal Street in South Salinas. I am an advocate for pedestrians and cyclists and will continue to work towards a cycle / walker friendly City.

### **TRANSPORTATION POLICIES**

**Do you support roundabouts on Highway 68 and other roads? What other transportation policies or practices have you seen that local governments should incorporate?**

Yes, I've supported and gotten funding for roundabouts throughout our city and am on record in support. They are an effective way to decrease congestion and increase safety on our roads.

### **CANDIDATE PRIORITIES**

**If you are elected, what will be your top three priorities?**

My top three priorities will be homelessness / affordable housing, improving our infrastructure, and public safety

**What land use policies would you champion for the community?**

I am committed to working with Monterey County to address our homeless and unsheltered population with the right resources and attention. We must increase housing inventory for our local population with support for all levels of income. We should build up and in before out.

**CANDIDATE QUALIFICATIONS**

**What accomplishments in your career or public service are you most proud of?**

- Upgrades to partial street closure at the intersection of Los Palos & Abbot.
- Leadership role for traffic calming on Ambrose, Geil, E. Acacia, Riker, Nacional & Los Palos streets
- Growing support for measures funding street, sidewalk and tree rehab programs
- Establishment of the City of Salinas Arts Ordinance and Arts Commission
- Establishment of the City Neighborhood Services Unit and annual neighborhood grant program.
- Growing support for Measure X & SB 1 leading to more than \$100 million for Salinas projects
- Leadership in our downtown revitalization including improvements for walkability, housing and mixed use.
- Funding for Haciendas I, II, III, IV Affordable Housing Projects
- Playing a key role in support of Future Growth Area of the City. Especially as it applies to modern planning for walkability, greenspace and density.
- Approval of Dai-Ichi Village, Salinas Gateway and Mid Pen Chinatown Apartments affordable housing projects.
- More than \$2 million for homelessness including shelter assistance, hygiene and street outreach
- Leadership in long term solutions for homelessness with County of Monterey with the establishment of the SHARE permanent shelter
- Founder / Chair, Salinas Valley Ag Technology Summit and support for the city's ...  
*response exceeded 200 words.*

**Experience**

Salinas Police Community Advisory Committee, Salinas Design Review Board, Salinas Traffic and Transportation Commission, Salinas Planning Commission. California Postsecondary Education Commission, California State Nursery Advisory Board, Monterey Bay Unified Air Pollution Control District & Association of Monterey Bay Area Governments. Founder and Chair Central Coast Community Energy, Hartnell College Board of Trustees 2003-2007, Salinas City Council, 2010- Present